Oregon

Theodore Kulongoski, Governor

Department of Environmental Quality
Northwest Region Portland Office
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June 28, 2004

Marty Treece
Front Avenue MP, LLC
735 SW 20th Place, Suite 200
Portland, OR 97205

Re: Completion of Site Activities
Front Avenue MP Site
ECSI# 4008

Marty:

With our recent approval of the "*Environmental Investigation Report – Storm Water Reconnection*" prepared by Creekside Environmental Consulting for the Front Avenue MP site, and our previous issuance of a NFA determination for the site on May 10, 2004, site work has been completed to our satisfaction. DEQ's electronic database (ECSI) has been updated to reflect the completion of work and the NFA status.

We will contact DEQ's Business Office and request that they close out your account and issue a final invoice for our oversight costs.

It has been a pleasure working with you; thank you for working to protect Oregon's environment. Please call me at (503) if you have additional questions or comments.

Sincerely,

Daniel Hafley, Project Manager
Cleanup & Lower Willamette Section

cc: Brent Jorgensen, Creekside Environmental Consulting
21790 SW Chehelis Court
Tualatin, OR 97062

Terri Gotcher
Peanut Butter Properties, LLC
6789 SW 111th Avenue
Beaverton, OR 97008

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May 10, 2004

Peter B. Hoffman
Front Avenue MP LLC
735 SW 20th Place, Suite 200
Portland, OR 97205

Re: NFA Determination
Front Avenue MP Site
ECSI# 4008

Dear Mr. Hoffman:

The Oregon Department of Environmental Quality (DEQ) completed a review of submitted information related to the Front Avenue MP site located at 3445 NW Front Avenue in Portland. The property consists of tax lots #700, #800, and #900 in Township 1 South, Range 1 East, Section 29, Multnomah County. DEQ review of site-related documents was completed under an Independent Cleanup Pathway (ICP) agreement signed on August 11, 2003 by Front Ave. MP LLC.

DEQ determined that no further action is required to address environmental contamination at the subject property. This determination is based on the regulations and facts as we now understand them, including but not limited to the following:

1. The paved site, currently vacant, was formerly used for commercial and light industrial purposes. The site is located in a heavily-industrialized part of north Portland, near the Portland Harbor Superfund site (separated from Willamette River by NW Front Ave. and an intervening property).
2. Site investigation completed in the 1990s identified a number of environmental concerns at the site, the principal being releases of petroleum to site soil. Four fuel underground storage tanks were removed in 1992; following soil removal and testing, DEQ issued a No Further Action determination for the tanks in 1997.
3. Sampling in 1996 identified petroleum in soil to 26,000 mg/kg, and polychlorinated biphenyls (PCBs) to 1.8 mg/kg. Subsequent soil and groundwater sampling at the site in 2001 identified petroleum and arsenic contamination in soil, and low levels of volatile organic compounds in shallow groundwater.
4. Extensive soil sampling and limited groundwater sampling were subsequently completed by the current site owner in 2003. Sampling confirmed the presence of extensive surface soil contamination in the southern portion of the site, and localized elevations of arsenic. Contaminants were not detected in groundwater. Seventeen tons of contaminated soil was subsequently excavated to remove some of the most heavily-impacted soil.

Front Ave
comm
5/5/04

State of Oregon
Department of Environmental Quality — Memorandum

Date: May 5, 2004

To: Front Avenue MP File
ECSI# ~~3942~~ 4008 DA 7/19/04

From: Daniel Hafley, Lower Willamette Section
Northwest Region, DEQ

Subject: No Further Action Recommendation

Purpose

This memo provides a summary of investigation and cleanup activity conducted at a 1.44-acre property located at 3445 NW Front Avenue in Portland, Oregon. The site, situated in a heavily-industrialized portion of the city along the Willamette River, is currently paved and contains one unoccupied building. Peter Hoffman of Front Avenue MP LLC signed a Voluntary Cleanup Agreement with the Oregon Department of Environmental Quality (DEQ) on August 11, 2003 requesting DEQ review of site investigation activities. A no further action (NFA) determination is proposed for the site, which requires the approval of the DEQ Portland Harbor Section manager. Because a soil cleanup action was performed at the site, public notice of the proposed NFA will published, and a 30-day period provided for public comment.

Background

The property consists of Multnomah County tax lots 1N1E29AA #700, #800, and #900, and is located in an area of industrial development. Zoning is Heavy Industrial (IH) by the City of Portland. The site has one main building divided into office space, a warehouse, and a maintenance shop. The site is bordered to the north by vacant land, to the east by NW Front Avenue, to the south by a Burlington Northern rail spur, and to the west by NW Yeon (overpass) and City of Portland storage property, See Attachment 1 for location. The site is currently vacant.

The property has been used for a variety of purposes over the past 60 to 70 years. According to the Phase I Environmental Site Assessment completed by Creekside Environmental Consulting (Creekside), the property was occupied by businesses including the following: Willamette Haul Company (1949 to late 1950s), Gadd Truck & Cargo Service (1959 to 1970s), Gray's Crane and Rigging (1978 to 1982). The southern portion was also occupied by Miesen Fuel Company in the 1950s. The most recent site tenant - NES Trench Shoring - occupied the site from 1999 to 2002. The site is currently owned by Front Avenue MP, LLC, who purchased the site from ELI, LLC. ELI purchased the property from the Port of Portland in 1996.

- *Addendum to Phase I Environmental Site Assessment at ELI, LLC Site*; prepared by Creekside and dated April 9, 2003.

- *Environmental Investigation Report, Risk-Based Closure Evaluation*; prepared by Creekside and dated May 2003.

Site work has consisted of extensive soil investigation, predominantly by Creekside, and limited groundwater sampling. A brief discussion of site work follows:

Hahn & Associates, Inc. (HAI) completed an environmental inspection of the site in 1991 and identified a number of potential environmental problems including probable asbestos in the site building, underground storage tanks (USTs), and stained surface soil (see Attachment 2). Four USTs were subsequently identified by HAI and removed in 1992 for property owner Port of Portland (see Attachment 3). Removed tanks included two 550-gallon USTs (Site #1) and two 10,000-gallon USTs (Site #2), all of which were used to store diesel. Some impacts to surrounding soil were noted, and a total of 300 cubic yards of impacted soil removed and transported off-site for thermal treatment. Diesel concentrations in soil were detected up to 190 mg/kg at Site #1; no residual contamination was identified at Site #2. Groundwater was not encountered in either excavation. Based on these results, DEQ's UST Program issued a NFA determination on January 13, 1997.

In a February 3, 1992 letter to the Port of Portland, HAI indicated that some (but not all) of identified site issues had been resolved including removal of hazardous substances stored at the site, and removal of stained surface soil.

PBS Environmental completed an asbestos inspection of the site building in June 1996, which included the collection of samples. Asbestos material was identified in sheet floor covering and vinyl floor tile/mastic, trowelled-on and sprayed-on textured ceiling, built-up roofing, and roofing debris (see Attachment 4).

EMS performed a Level I Site Assessment of the property in 1996. A geophysical study identified potential USTs in three areas. In addition, a number of potential problems were identified including the presence of stained soil, potential asbestos containing materials, and fluorescent light ballasts that might contain polychlorinated biphenyls (PCBs). EMS subsequently submitted a "Report on Test Pit Observation and Limited Sampling Study" documenting the results of a limited subsurface investigation and analytical testing at the site. USTs were not identified in the suspect areas identified by the geophysical study. Petroleum contamination was observed in the southwest site corner adjacent to the NW Yeon overpass (Attachment 5). Total petroleum hydrocarbons (TPH) were detected in soil at 24,600 and 26,200 mg/kg in boreholes BH-1 and BH-4, respectively (2-4 feet bgs) and PCBs were detected at 1.75 and 1.8 mg/kg, respectively. While impacts were determined to be greatest at ground surface, TPH was detected at 225 mg/kg and 580 mg/kg at 9 and 10 feet bgs respectively in BH-2 and BH-4, indicating that contamination extended well below ground surface. EMS recommended additional soil sampling to characterize the nature and extent of identified contamination,

Soil - Shallow soil, particularly in the south/southwest area, contains elevated TPH, with total diesel and heavy oil concentrations commonly in the 5,000 to 10,000 mg/kg range. A maximum of 26,200 mg/kg TPH was detected at EMS boring BH-4 (2-4 feet bgs). Gasoline was generally not detected, and always below DEQ occupational RBC. Contaminants are concentrated at ground surface, but extend at least one location (BH-4) to 10 feet bgs. DEQ's direct contact occupational RBC for diesel is 70,000 mg/kg; no RBC for heavy oil exists.

PCBs, PAHs, and VOCs have also been detected in shallow soil, but at concentrations below relevant risk-based concentrations (industrial or excavation worker) screening values. During site sampling, one PAH (benzo(a) pyrene) was detected in the garage area above the industrial RBC for direct contact, but was subsequently removed. No detected VOC concentrations in soil exceeded direct contact or vapor intrusion RBCs. None of the detected PCB concentrations in soil exceeded the 7.5 mg/kg generic remedy value for industrial exposure.

Arsenic has been detected in near-surface (0-5 feet bgs) soil at a few locations exceeding risk-based screening values – the highest being 22.8 mg/kg at GP-26 (below the site building) and 20.3 mg/kg at GP-16. Soil removal performed in both areas to address TPH contamination also removed elevated arsenic. The 90% upper confidence limit (UCL) of the mean for remaining 0-5 foot bgs arsenic concentrations was calculated by DEQ to be 7.9 mg/kg (Attachment 7). This is roughly equivalent to the 7 mg/kg background value used by DEQ to represent background concentrations in area soils). Arsenic is therefore not considered to be significantly elevated. Detected concentrations of other metals do not exceed risk based screening values.

Groundwater - 1,2,4-trimethylbenzene (to 19.4 ug/l), 1,3,5-trimethylbenzene (2.14 ug/l), naphthalene (2.09 ug/l), acetone (12.4 ug/l), and xylene (2.28 ug/l) were detected in groundwater samples collected by CH2M Hill in 1992. These compounds were not detected during Creekside's 2003 collection of one-time groundwater samples from borings in the same area. All of the previously-detected VOCs are below EPA PRGs for drinking water. The current and reasonably likely beneficial use of the shallow aquifer was determined to be recharge of the nearby Willamette River. The acetone, naphthalene, and xylene (mixed) detections are below DEQ Screening Level Values (SLVs) based on aquatic exposure to surface water. No SLVs exist for trimethylbenzene, however only the 1,2,4-trimethylbenzene detection slightly exceeds the 13 ug/l SLV for mixed xylenes recommended by DEQ toxicology staff as a conservative surrogate screening value for the compound. Given that the compound is subject to biodegradation and was not detected during 2003 sampling by Creekside, impacts to the Willamette River via groundwater-to-surface water transport appear unlikely. Metals were sampled during the 1992 and 2003 events and did not appear to be significantly elevated.

Catch Basins– One known and one possible catch basin are located on-site. Soil and groundwater near the features are not significantly impacted, and the active catch basin has been cleaned out. More discussion is presented below.

- A catch basin south of the building outside of the former garage exhibited evidence of contamination when HAI completed their 1991 inspection. Sampling and cleanout was proposed, but it is unclear whether it was ever performed. EMS recommended

If site soil is excavated during future site development work, it should be assumed to contain hazardous substances. Soil should be managed as a solid waste, with appropriate storage, transportation, and disposal.

The City of Portland will require that the site cease discharging to the sanitary system, which means that site owners will need to reconnect to the local storm line, which discharges to the Willamette River. Because the private line between the catch basin and the public conveyance system may contain contaminated solids which would be flushed to the river with reconnection, the City has requested that the site owner evaluate whether contaminated solids are present in the line, and remove the material as necessary. DEQ is in agreement with the City; issuance of a no further action determination is contingent on the current or future site owner agreeing to complete the work prior to reconnection.